



Planning Division
Development & Sustainability Department

Zoning Ordinance Update Single Residence Districts

Presentation to
Zoning Code Update Workshop
April 12, 2010

WHAT IS ZONING?

Zoning is the set of laws that controls the types of uses—such as residential, office, and recreational—that may occupy every parcel of land in Mesa. Zoning also regulates the form, character, and maximum size of structures built for those uses.

The Zoning Ordinance ensures that future development can satisfy Mesa's ongoing development needs while separating those uses that would not be "good neighbors." It is the legal means of implementing the goals and policies of the City's General Plan.

WHY IS MESA UPDATING ITS ZONING ORDINANCE?

The last comprehensive update to the City's Zoning Ordinance occurred in 1988. Since then, the ordinance has been amended many times, but always in a piecemeal fashion. The result is a cumbersome code that can be confusing to use and that does not always effectively address all of the emerging issues in Mesa today. **The update will consolidate the ordinance so that it is more user-friendly. Furthermore, it will ensure that zoning addresses the concerns of the General Plan and achieves the various goals of the City.**

GOALS OF THE UPDATE

- Make Zoning Easier to Use and Understand
- Streamline Development Approval
- Address Infill Development
- Achieve a High Level of Design Quality
- Promote Housing Variety and Choice
- Support Economic Growth
- Enhance Environmental Quality

ORGANIZATION OF THE NEW ORDINANCE

- Article I: Introductory Provisions
- Article II: Base Zones
- Article III: Overlay Zones
- Article IV: Development Standards
- Article V: Signs (reserved for future update)
- Article VI: Form-Based Development Standards (reserved for future update)
- Article VII: Administration
- Article VIII: General Terms

We want to hear from you!

Send your comments and questions to planning.info@Mesaaz.gov



Density - Impact - Form

Balanced Emphasis Leads to More Predictable Results

Land Use

Impact

Form

Goal of Proposed Draft – Equalized Emphasis

Traditional Single Residence

Current Abbreviation	Zoning District Name	Proposed Abbreviation
R1-90 (90,000 sf lot)	Rural Single Res	RS-90 (90,000 sf lot)
R1-43 (1-acre lot)	Rural Single Res	RS-43 (1-acre lot)
R1-35 (35,000 sf lot)	Estate Single Res	RS-35 (35,000 sf lot)
R1-15 (15,000 sf lot)	Suburban Single Res	RS-15 (15,000 sf lot)
R1-9 (9,000 sf lot)	Urban Single Res	RS-9 (9,000 sf lot)
R1-7 (7,000 sf lot)	Urban Single Res	RS-7 (7,000 sf lot)
R1-6 (6,000 sf lot)	Urban Single Res	RS-6 (6,000 sf lot)

Small Lot Residential (New)

Current Abbreviation	Zoning District Name	Proposed Abbreviation
--	Small Lot Single Res	RSL-4.5 (4,500 sf lot)
--	Small Lot Single Res	RSL-4 (4,000 sf lot)
--	Small Lot Single Res	RSL-3 (3,000 sf lot)
--	Small Lot Single Res	RSL-2.5 (2,500 sf lot)

Traditional Multiple Residence

Current Abbreviation	Zoning District Name	Proposed Abbreviation
R-2 (max 12 du/ac)	Restricted Multi Res	RM-2 (max 15 du/ac)
R-3 (max 17 du/ac)	Limited Multiple Res	RM-3 (max 20 du/ac)
R-4 (max 25 du/ac)	General Multiple Res	RM-4 (max 30 du/ac)
--	Urban Multiple Res	RM-5 (max 43 du/ac)

Specialty & Mixed Use

Current Abbreviation	Zoning District Name	Proposed Abbreviation
--	Mixed Use	MX
--	Transit Mixed Use	TMX-1 < 1/8 mi walking dist of transit
--	Transit Mixed Use	TMX-2 > 1/8 & <1/4 mi walking dist of transit
TCR-1	Town Center Res	DR-1 (Downtown Single Res)
TCR-2	Town Center Res	DR-2 (Downtown Multiple Res; 12 du/ac max)
TCR-3	Town Center Res	DR-3 (Downtown Multiple Res; 40 du/ac max)
TCB-1	Town Center Business	DB-1 (Downtown Busi – Ltd Comm/Multiple Res)
TCC	Town Center Core	DC (Downtown Core – Mixed Use)
--	Infill Development	IN (Applicable to by-passed parcels)
PC (>160 acres)	Planned Community	PC (Applicable to sites >160 acres)

Bulk Standards:

Controls of Form, Placement and Massing

- **Setback**: Min. Distance from a Defined Point
- **Build-to Line**: Max. Distance from Defined Point
- **Building Height**: Can be Either Max. or Min.
- **Orientation Reqs**: Defines where or how an item may be placed or directed
- **Articulation Reqs**: Requires Building Mass to Have Defined Characteristics to Create Architectural Interest in Building Form

General Purpose of Residential Districts

- Provide for the orderly, well-planned, and balanced growth of residential neighborhoods.
- Provide for a variety of housing types in a range of densities.
- Promote the development of residential neighborhoods with well-designed transportation links to educational, employment, commercial and recreational destinations, and which encourage walking, biking, and the use of public transit .

General Purpose of Residential Districts

- Establish design standards to help create distinct and attractive residential neighborhoods, upgrade the quality of multi-family housing, and ensure that new residential development is well-integrated into surrounding neighborhoods.
- Provide for appropriate public and quasi-public uses such as parks, playgrounds, religious facilities, and day care centers where they are compatible with and preserve and/or improve the quality of life in residential neighborhoods.
- Provide development patterns that encourage energy conservation and provide opportunities for renewable energy production.

Changes to Single Residence

- Same Name, Different Abbreviation
- Increase Roof Coverage 5 to 10% (depends on zoning district)
- Separate Front Setbacks for Livable Area (10' to 8' closer) & Garage (present setback)
- Rear Yard Encroachment for Enclosed Room
- Tandem Parking w/ ZA approval

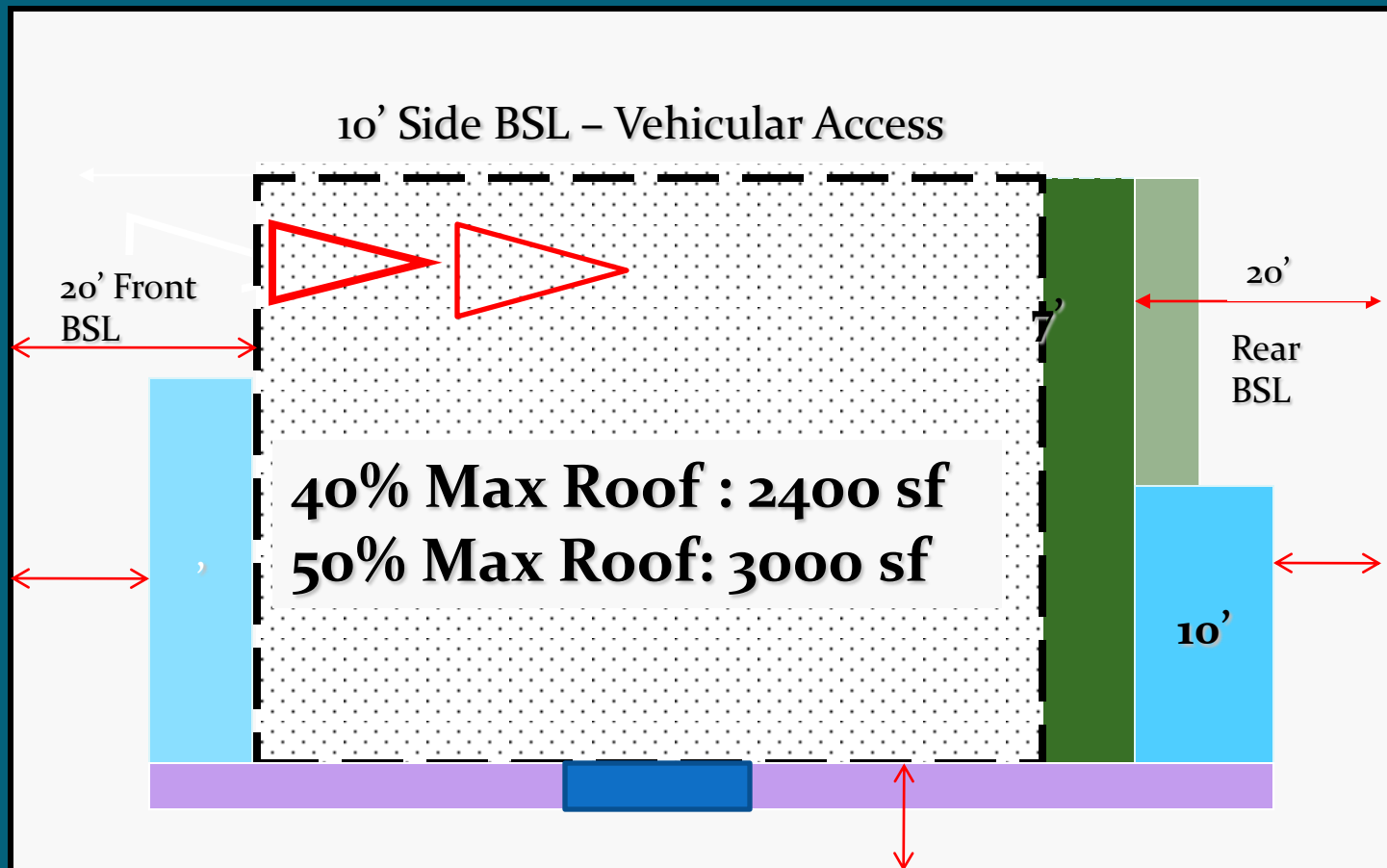
Changes to Single Residence

- Change to Calculation of Height Limits
 - Measure in Feet only,
 - No Limits to Number of Stories
- Zero-lot Line Option in RS-6
 - Opposite Yard is Combined Setback of 15-feet
 - Mandatory Zero-side Neighbor Easement
- New RSL District
 - Residential Small Lot 2,500 to 4,500 sf lot area
 - Density directly dependent on no. of amenities

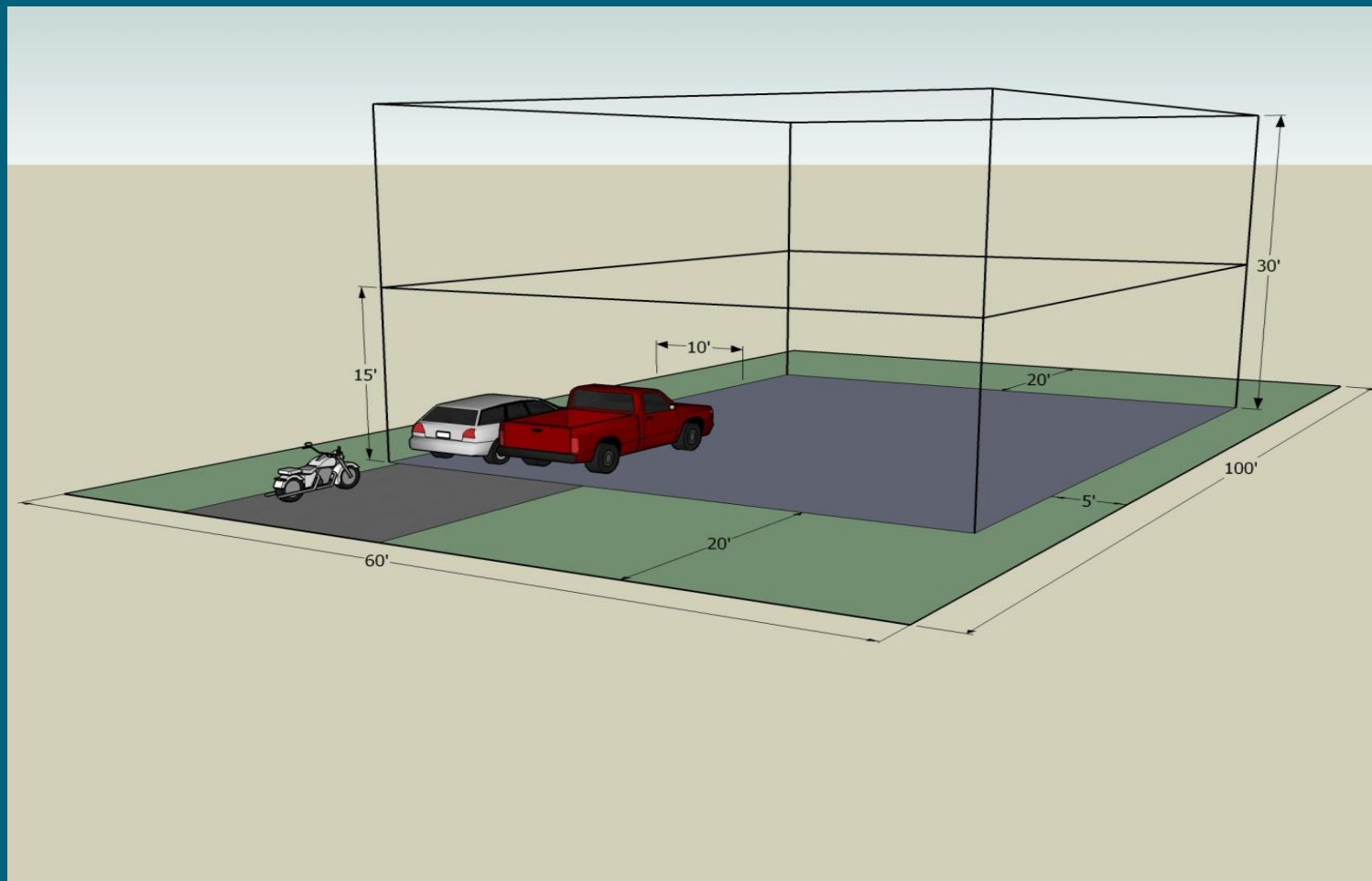
Proposed Standards Table

Table 11-5-3: Development Standards – RS Single-Family District								
Standard	RS-90 (RI-90)	RS-43 (RI-43)	RS-35 (RI-35)	RS-15 (RI-15)	RS-9 (RI-9)	RS-7 (RI-7)	RS-6 (RI-6)	Additional Standards
Building Form and Location								
Maximum Height (ft)	30	30	30	30	30	30	30	
Minimum Yards (ft)								
Front Enclosed Livable Areas. Porches and <i>Porte Cochères</i>	22	22	22	22	15	10	10	
Garages and Carports – front and side yards	30	30	30	30	25	20	20	
Interior Side: Minimum each side	20	10	20	7	7	5	5	11-5-3(D)
Interior Side: Minimum aggregate of two sides	40	30	30	20	17	15	15	
Street Side	20	30	10	10	10	10	10	
Rear	30	30	30	30	25	20	20	11-5-3(D)
Maximum Building Coverage (% of lot)	25	25	35	40	45	45	50	
Building Form Standards								11-5-3(E)

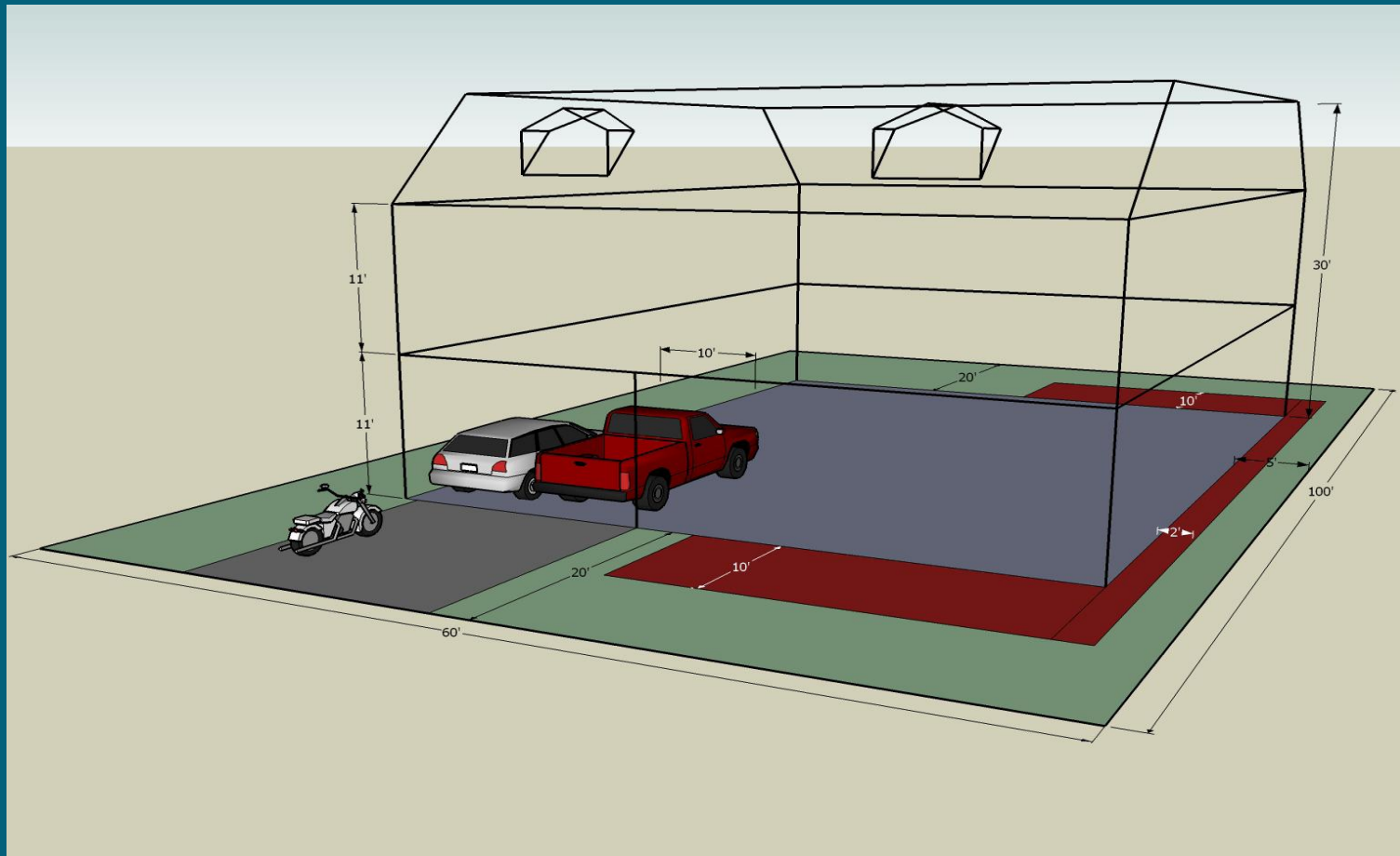
Typical R1-6 (RS-6) Lot Coverage and Building Setbacks



Present R1-6 Standards



Proposed RS-6 Standards



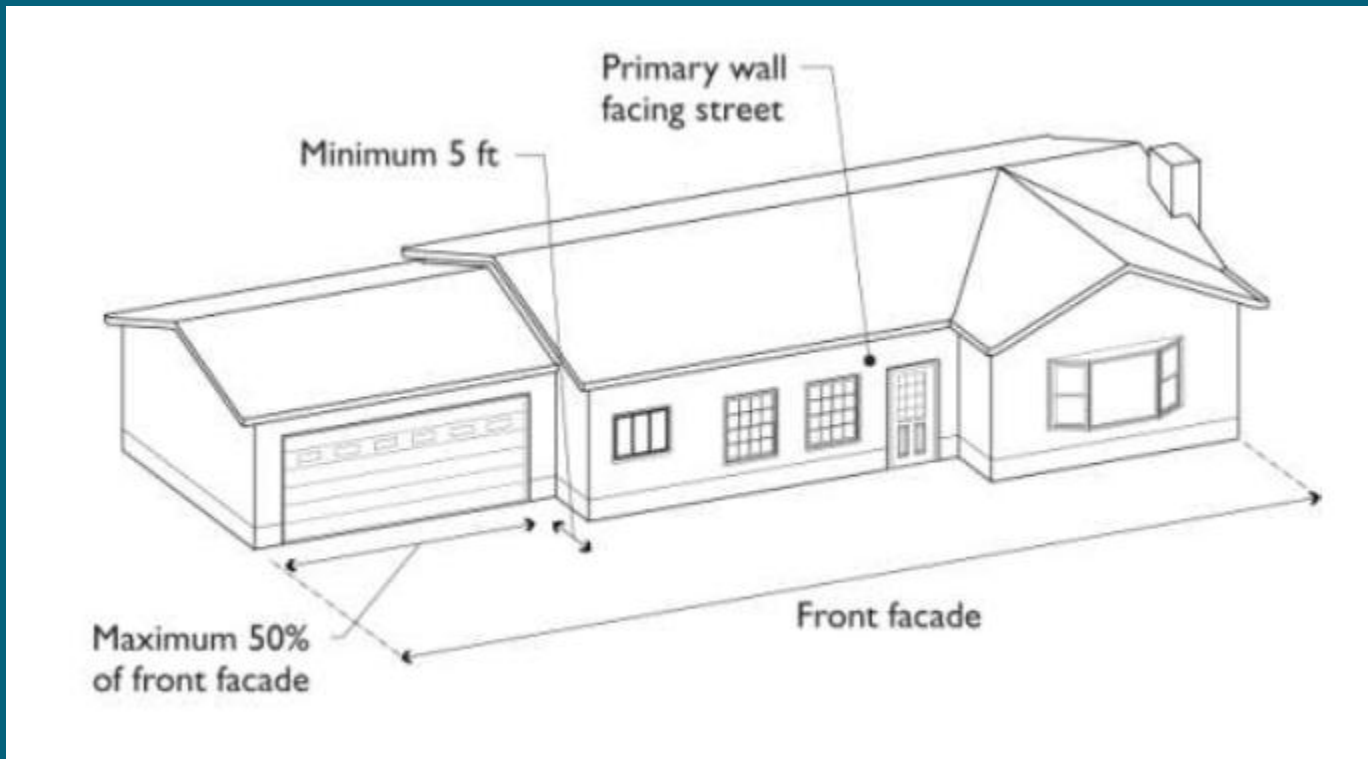
Garage Placement in RS & RSL



Garage Placement in RS & RSL



Garage Offset



Zero-lot line “by-right”

- *Section 11-5-3(D)4: Zero-Lot-Line Developments*
 - Permitted in the RS-6 & RS-7 districts.
 - Zero-lot on interior side allowed if aggregate setback of 15' provided on opposite side.
 - Abutting property must be the same ownership at initial construction, or the owner of the property abutting the zero side yard must sign an agreement permanently granting consent to zero setback.

Zero-lot line “by-right”

- Provide a permanent access and maintenance easement allowing owner to maintain the structure.
- Provide a copy of the easement to the City before recording, then City staff records the easement with County Recorder’s Office.

Single Residence Form

Garage Frontage and Location:

- Oriented within 10 degrees of parallel to the front of the lot, the width of attached garages shall not exceed 50% of the aggregate width of the front elevations.
- Garages shall be located at least 5 feet behind the primary wall facing the street, and never less than the required garage setback.
- 3 or more doors permitted only on lots 85 feet wide or greater, & at least 1 garage front must be separated (depth-wise) from the remaining garage fronts by at least 2 feet. Exception: Garages placed within the rear 1/2 of the depth of the lot.

Single Residence Form

- *Window Trim or Recess* - On all street-facing facades, trim at least 2 inches in depth must be provided around all windows, or windows must be recessed at least 4 inches from the plane of the surrounding exterior wall.
- *Two-story Dwellings on Corner Lots* - Two-story dwellings located on corner lots shall include windows on the façade facing each street. No second-story street-facing wall shall run in a continuous plane of more than 20 feet without a window or a projection, offset, or recess of the building wall at least 1 foot in depth.

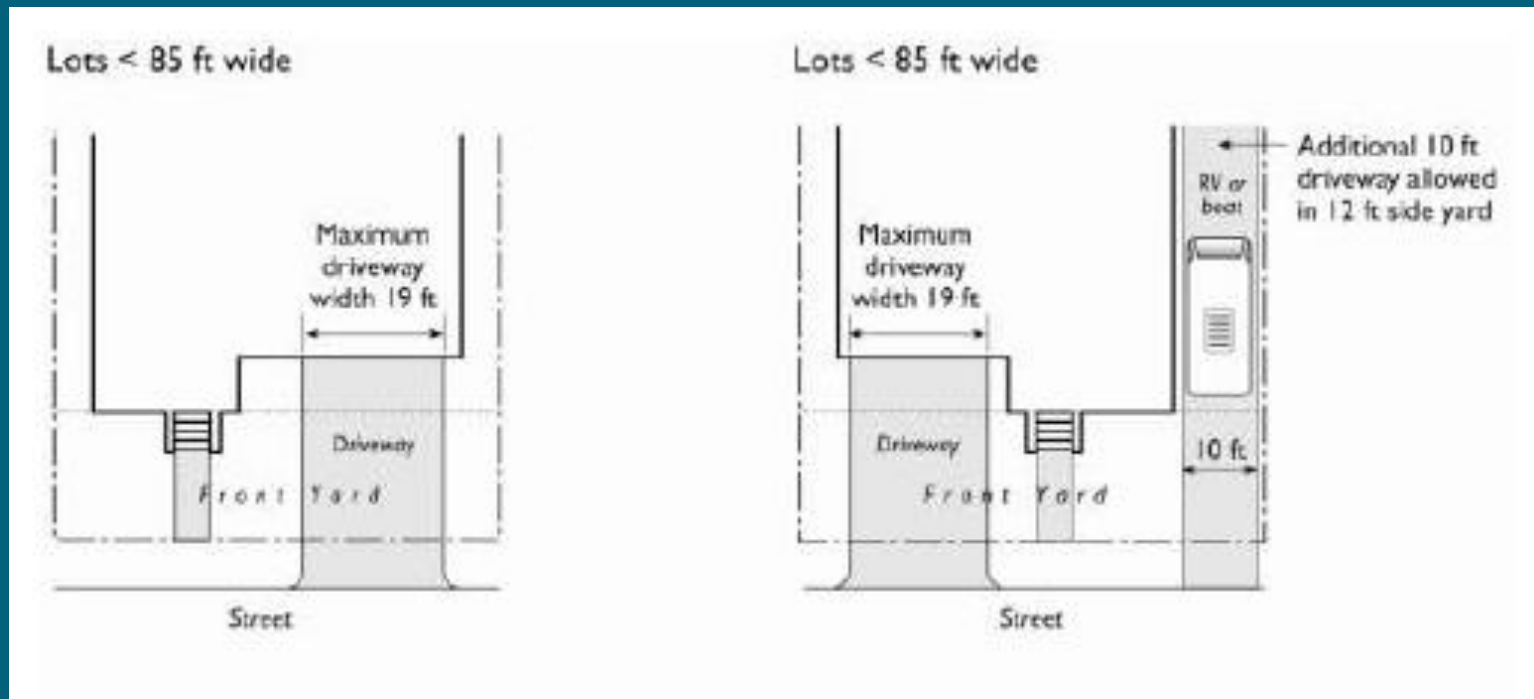
Single Residence Form

Driveways - Maximum Number and Width:

- Lots less than 85 feet wide, a maximum of 1 driveway up to 19 feet wide is permitted for required parking. One additional driveway up to 10 feet wide is permitted, provided that it leads to an interior side yard at least 12 feet wide.
- Lots greater than 85 feet wide or more, the combined width of all driveways may not exceed 29 feet.

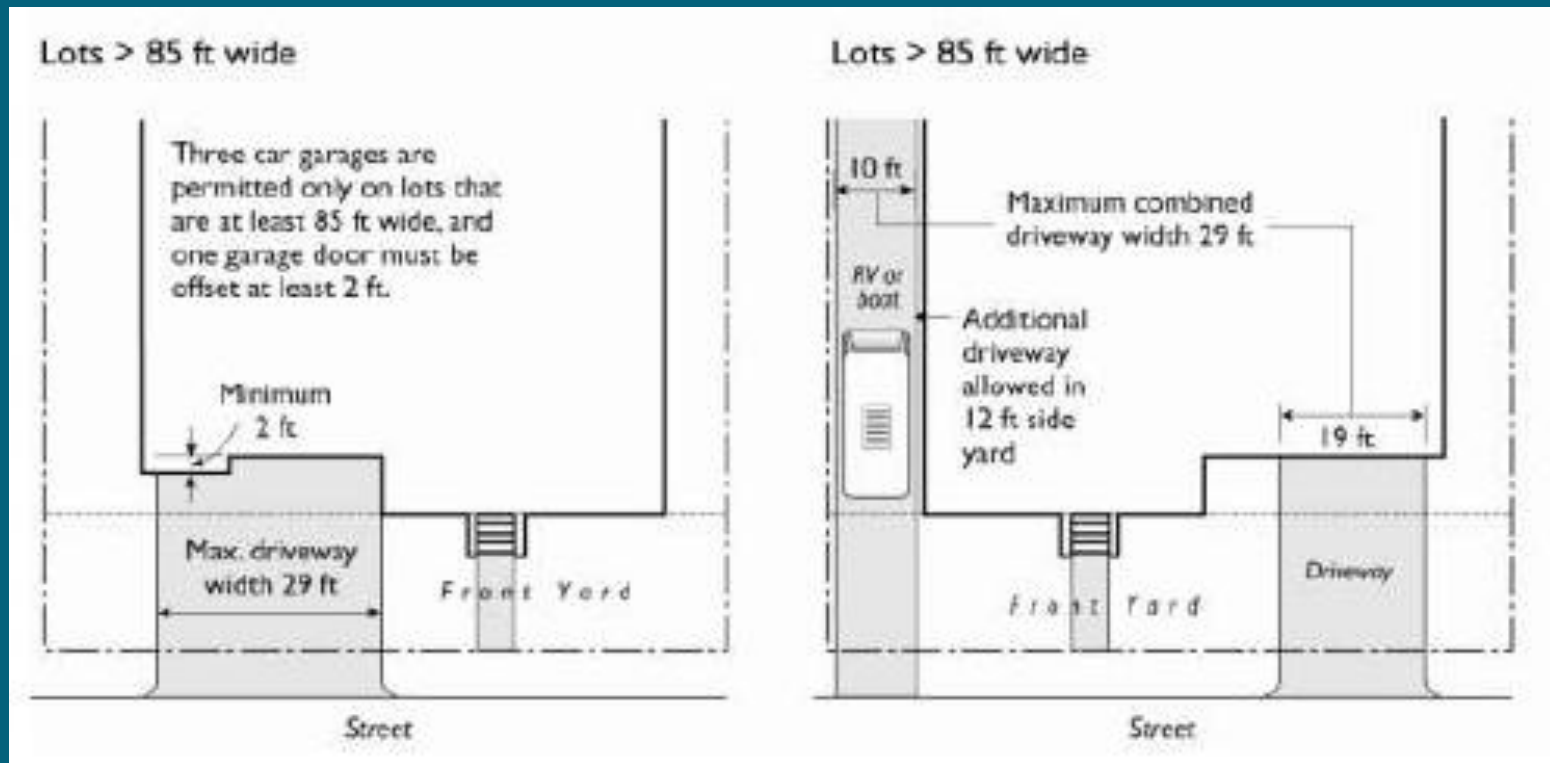
Single Residence Form

Driveway Options for Lots Less than 85-feet wide



Single Residence Form

Driveway Options for Lots Greater than 85-feet wide



Single Residence Form

- *Subdivision Design*. The design of residential subdivisions of 5 acres or more shall comply with the City of Mesa's Residential Development Guidelines (1998), or subsequently-adopted guidelines.
- *Site Layout*. Residential subdivisions shall provide pedestrian and bicycle connectivity between school, work, services, and residential developments.

RSL



RSL: Single Residence-Small Lot

- Variable Lot Size: 2,500 to 4,500 square feet
- Density Range up to 17 dwellings per acre
- May be Attached or Detached
 - Townhomes
 - Patio Homes
 - Cluster Housing
- Rewards Design & Increased Amenities/Open Space
- Checklist of Options Approach

RSL



RSL



RSL



RSL:

Minimum Design Elements

Table 11-5-4.A: Lot Size and Minimum Number of Required Design Elements for a Small-Lot Subdivision

<i>Average Lot Area (sq. ft.)</i>	<i>Streetscape Elements</i>	<i>Site Design Elements</i>	<i>Building Design Elements</i>	<i>Total</i>
2,500 – 2,999	2	1	2	8
3,000 – 3,999	2	1	1	7
4,000 – 4,499	1	1	1	6

RSL: Streetscape Elements

- **Planter Strips**. Sidewalks are provided on both sides of each street and are separated from the curb by a planter strip with a minimum average width of four feet. Planter strips shall be planted, irrigated and maintained with live plant materials.
- **Street and Sidewalk Improvements**. The development includes streetscape improvements such as roundabouts, neck downs, curb bulbs, or similar techniques. Provisions are included for the private maintenance of such facilities by a homeowners association or other body acceptable to the Planning Director.
- **Parkland and Open Space**. The development includes privately maintained park or common open space at least 30 percent greater in area than the minimum open space required.
- **Paving Material**. Decorative paving materials which may include pavers, stamped, colored asphalt or stamped or textured concrete are utilized for pedestrian areas, street crossings, and entries into the development.

RSL: Site Design Elements

- **Alley-Accessed Parking**. Parking for at least 50 percent of lots in the development are accessed from the rear of the lots via an alley or alleys.
- **Shared or Clustered Driveways**. Driveways are paired so that there is a single curb-cut providing access to 2 houses, and the total width for the paired driveway is not more than 18 feet. Alternatively, driveways may be clustered (but need not share the same curb cut) so that there is at least 36 feet of uninterrupted curb between the clustered driveways.
- **Variable Front Yards**. No more than 50 percent of homes will be set back the same distance from the front lot line, and at least 50 percent of the homes will be set back at least 2 feet farther than the minimum. This element may be accomplished by recording “build-to” lines on the final subdivision map.
- **Variety of Lot Widths**. A variety of lot widths are provided to accommodate a variety of home styles, setbacks, and garage placements. At least 30 percent of the lots vary from the predominate(mode) lot width in the development by at least 20 percent of the linear dimension or area.

RSL: Building Design Elements

- **Garage Setbacks.** All garages will be set back at least five feet behind the primary façade of the dwelling.
- **Variable Garage Entries.** The development plan includes provisions for variable location of garage entries. At least 35 percent of the lots will have garages that are side-loaded, or set entirely in the rear half of the lot in a detached garage.
- **Entries and Porches.** At least 50 percent of the homes include entries and covered porches extending along a minimum of 50 percent of the width of the homes' front facades, excluding the width of garages. Porches meeting this requirement shall have a minimum width of eight feet and a minimum depth of four feet.
- **Architectural Diversity.** Projects with 20 or fewer lots have a minimum of three unique elevations. For each additional 20 lots, or portion thereof, an additional elevation shall be required.

RSL

